

Date: ~~October 28, 2014~~ **November 25, 2014**

To: City Council

From: Tanya Wilson-Sejour, AICP, Planning Manager, Community Planning & Development

Re: Conditional Use Permit Requesting 9 Bonus Units from NRO Secondary Pool of Floating Residential Units

A RESOLUTION OF THE VICE MAYOR AS ACTING MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, TRANSFERRING NINE (9) BONUS UNITS FROM THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) DISTRICT SECONDARY POOL OF ONE THOUSAND (1000) FLOATING RESIDENTIAL UNITS FOR THE VACANT PROPERTY GENERALLY SITUATED AT THE SOUTHWEST CORNER OF NORTHEAST 6TH AVENUE AND NORTHEAST 123RD STREET WITH MIAMI-DADE COUNTY FOLIO NUMBERS 06-2230-031-0030, 06-2230-031-0020 AND 06-2230-031-0010, IN ACCORDANCE WITH ARTICLE 4, SECTION 4-204 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

RECOMMENDATION

Staff requests that the City Council approve Resolution for a Conditional Use Permit in order to transfer nine (9) bonus units from the Neighborhood Redevelopment Overlay (NRO) District secondary pool of existing floating residential units in accordance with Article 4, Section 4-204.

PLANNING COMMISSION RECOMMENDATION

At its meeting on October 7th 2014, the Planning Commission (attended by Commissioners Castor, James, Ernst, Each, Seifried and Prevatel) reviewed and discussed the proposed resolution to approve the Conditional Use Permit request to transfer nine (9) bonus units from the Neighborhood Redevelopment Overlay (NRO) District secondary pool of existing floating residential units in accordance with Article 4, Section 4-204.

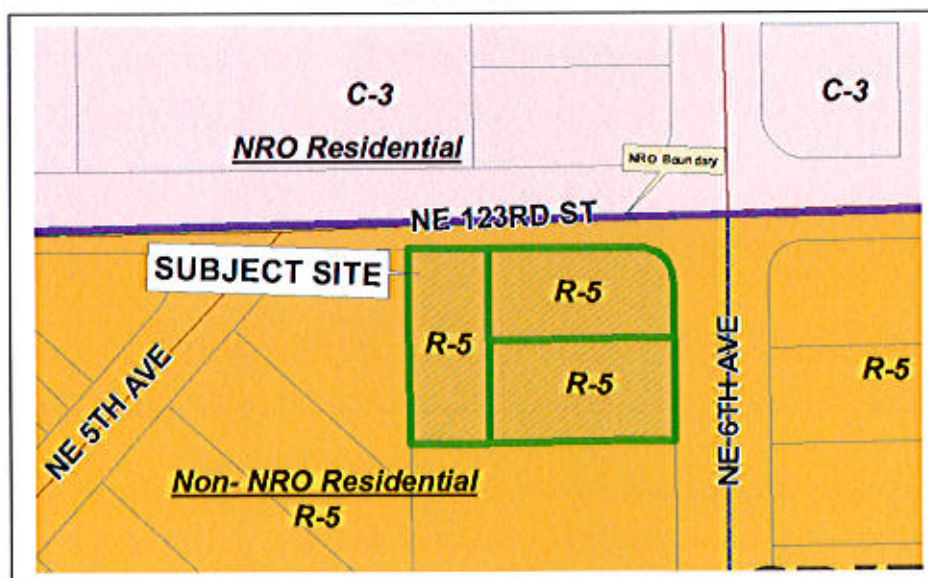
The applicant's Architect Douglas Walker provided an overview of the proposed multifamily project and expressed their desire to build a LEED certified condominium development on the vacant site. He further articulated that the site had been vacant for many years due to the existing land use designation which permits only 11 units as of right. As such, the applicant believes the additional bonus units will allow for a viable development with 20 proposed units on site.

Based on the discussion, the Planning Commission agreed the proposed request was consistent with the intent of the Comprehensive Plan and acknowledged the need for new market rate multifamily development within the area. As such, the Planning Commission recommended approval of the proposed Conditional Use Permit by a vote of 5-1 (the one dissenting vote was from Prevatel.

BACKGROUND

The applicant West Bank Investment LLC owns a 0.68 acre site containing three (3) lots, located on the southwest corner of Northeast 6th Avenue and Northeast 123rd Street (identified by folio numbers 06-2230-031-0030, 06-2230-031-0020 and 06-2230-031-0010). The proposed project "Golden Hill Condominium" is planned for a four story 20 unit multifamily condominium. Policy 1.12.1 of the City's Comprehensive Plan identifies 1,000 floating units that were approved by City Council for areas outside the established Neighborhood Redevelopment Overlay Boundary (NRO) to encourage and spur redevelopment in areas outside the central city. The subject site at 0.68 acres is located outside the NRO District and has a medium density residential land use category with a R-5 zoning designation, which permits a maximum building height of seventy five feet (75') and a density of 16.3 residential units per acre. The current R-5 zoning designation allows for eleven (11) residential units as of right. Please see the zoning map and aerial map below.

ZONING MAP



AERIAL MAP



The applicant has filed a Conditional Use Permit application with the City's Community Planning & Development Department, requesting the transfer of nine (9) additional bonus residential units from the existing Secondary pool of 973 units in order to construct the aforementioned four story 20 unit condominium development "Golden Hill Condominium" on the subject site. All the units will be market rate, and the primary target group will consist of moderate-income householders generally from Miami-Dade County. The condominium building will contain twelve (12) two bedroom/ two bathroom units and eight (8) three bedroom/two bathroom units. The size of the two bedroom/ two bathroom unit will be 885 square feet, and the three bedroom/two bathroom unit will be 1125 square feet.

The project contains 10,374 square feet or 34.9% of recreational open space including a swimming pool with a deck on the ground floor. The proposed open space area exceeds the 20% open space requirement as stipulated in Section 4-203 of the LDR. An internal bicycle and pedestrian circulation system is also proposed for the property owners. Pursuant to Section 5-803, the project will provide five bicycle parking spaces of the four required by LDR. In addition, a shower room for bicyclists will also be provided on site. The project exceeds vehicular parking space requirements by providing 33 of the 31.5 required parking spaces (Section 5-1402). Please see attached site plan for details.

Per standards contained in Section 4-204, the applicant is applying for green building/sustainability (LEED design) and Transit Oriented Development (TOD) density

bonuses. The condominium project will be LEED certified, which offers a maximum density bonus of 7.5 du/acre. The project also meets 4 of the 8 the TOD bonus requirements by providing an easement for (1) a bus shelter on the east side of the site frontage on NE 6th Avenue; the applicant will work closely with Miami-Dade Transit to provide the said bus shelter; (2) an internal bicycle and pedestrian circulation system; (3) provision of bicycle racks; and (4) provision of shower room for bicyclists. The TOD bonus provides a maximum density bonus of 5 du/acre. Therefore totaling the LEED certified bonus of 7.5 du/acre and TOD bonus of 5 du/acre, the total maximum density bonus permitted is 12.5 du/acre. At a size of 0.68 acres with a maximum density of 12.5, the site is eligible for an additional 9 bonus units. Density bonus calculations pertaining to the proposed project are stated below:

Project Site Density Bonus Summary	
Land Use	Medium Residential
Zoning	R-5 Multifamily District
Maximum density permitted	16.3 du/acre
Maximum Total Green and TOD Bonus permitted	Up to 12.5 du/acre
Subject Site area	0.68 acres
Maximum density permitted on subject site by right	$16.3 \times 0.68 = 11.084$ du/acre
Maximum density permitted per acre with bonus	28.8 du/acre
Density Bonus Calculations	
$16.3 + 12.5 = 28.8$ du/acre (maximum density permitted per acre with bonus) $28.8 \times 0.68 = 20$ (maximum density permitted for subject site with bonus) Applicant requests = 7.5 du/acre LEED certified bonus, 5 du/acre for TOD bonus = 12.5 units $28.8 \times 0.68 = 20$ units (maximum units permitted for subject site)	
Applicant proposes total 20 du/acre on subject site	

ANALYSIS

Article 3, Section 3-405 of the City's Land Development Regulations (LDR) requires that all requests for Conditional Use approval demonstrate compliance with the following standards:

1. The application is consistent with the comprehensive land use plan;

The proposed conditional use request is consistent with the goals, objectives and policies of the Comprehensive Plan, specifically Policy 1.12.1, that promotes the transfer of up to 1000 units to areas outside the NRO in order to encourage redevelopment of new residential units in areas such as the subject site. Additionally Objective 3B.4 requires that the City "ensure an

adequate balance of housing that will ensure a range of housing options by providing the appropriate densities, intensities, height, type, and size that encourage the creation of new housing units."

2. **The application is in compliance with the district regulations applicable to the proposed development, including the bonus provisions in section 4-204, if applicable;**

The proposed conditional use application is in compliance with the LDR regulations as outlined in Section 4-204 which allows parcels of land designated low, medium or high density residential land use outside the NRO boundary to receive bonus densities of up to a maximum of 25 dwelling units per acre through conditional use approval. The applicant is applying for green building and sustainability (LEED design), Transit Oriented Development (TOD) and Open Space Amenity (optional) density bonuses. The condominium project will be LEED certified, which offers a maximum density bonus of 7.5 du/acre. The project also meets 4 of the 8 the TOD bonus requirements thus qualifying for a TOD bonus of 5du/acre. Therefore totaling the LEED certified bonus of 5 du/acre, TOD bonus 7.5 du/acre, the total maximum density bonus permitted is 12.5 du/acre. The applicant is requesting bonus, a total of 9 units with the bonus provision in Section 4-204 of the LDR.

3. **The application is consistent with the applicable development standards in these LDRs;**

Based on the information provided staff believes the proposed development is in compliance with the development standards outlined in the LDR in that the provided request is in keeping with the development standards set forth in Section 4-203 that governs development in the R-5 zoning district and associated medium land use category.

4. **The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use or adequate mitigation is provided;**

The subject site is located along Northeast 6th Avenue, a roadway classified as a State Minor Arterial and Northeast 123rd Street a local collector street. The City's Transportation Master Plan indicates that Northeast 6th Avenue currently operates at a "Level of Service B or better" which is an acceptable level. It should be noted that Policy 2A 1.1 of the City's Comprehensive Plan requires that all roadways in the City shall operate at or above LOS standard E. Additionally the City of North Miami is designated as a Transportation Concurrency Exemption Area and Objective 2A.2 and Policy 2A.2.7 of the City's Comprehensive Plan requires that the City actively pursue multimodal strategies to encourage a more transit friendly development. The project will provide TOD measures such as (1) a bus shelter on the east side of the building on NE 6th Avenue; the applicant will work closely with Miami-Dade Transit to provide the said bus shelter; (2) an internal bicycle and pedestrian circulation system; (3) provision of bicycle racks; and (4) provision of shower room for bicyclists. In addition connectivity to the existing sidewalks on NE 6th Avenue and

NE 123rd Street as well as neighboring streets, connectivity to existing transit bus-stop across the street on east side of NE 6th Avenue, access to the free NoMi shuttle serving the area support and encourage multi-modal strategies and alleviate any additional traffic generated from the site.

- 5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.**

Staff believes the proposed 20 unit condominium apartment building will greatly complement the surrounding neighborhood as well as provide additional quality market rate housing. Existing land uses adjacent to the subject site are: commercial to the north, multifamily to the south and west, and multifamily to the east. Additionally per Section 4-405 of the LDR the site is subject to certain development restrictions governing the building, scale, setback and parking to ensure compatibility with the existing surrounding residential neighborhoods.

- 6. The parcel proposed for development is adequate in size and shape to accommodate all development features;**

At 0.68 acres and situated on a state minor arterial, staff believes the subject parcel is suitable in size and shape to accommodate the proposed multifamily development.

- 7. The proposed use will not have an adverse impact on use, livability, value and development of adjacent properties;**

The proposed new condominium development is consistent in use and character with the surrounding residential areas and is anticipated to complement the adjacent multifamily properties. The applicant proposes to develop the vacant lot into a condominium complex consisting of twelve (12) two bedroom/ two bathroom units and eight (8) three bedroom/two bathroom units. The size of the two bedroom/ two bathroom unit will be 885 square feet, and the three bedroom/two bathroom unit will be 1125 square feet. In addition, amongst other multi-modal options as mentioned before, the project proposes to provide a bus shelter on the west side of NE 6th Avenue which will directly benefit the neighborhood. As such, the proposed project is not anticipated to adversely impact the use, livability, value and development of adjacent properties. In fact the proposed project will be an improvement to the existing underutilized vacant lot and the new development will uplift surrounding property values.

- 8. The nature of the proposed development is not detrimental to the public health, safety and general welfare of the community;**

All the units in the 20 unit condominium building will be market rate, and the primary target market of condominium buyers will consist of moderate-income householders generally from Miami-Dade County. As proposed, the current request is not anticipated to adversely impact the public health, safety and general welfare of the community. Staff believes the proposed development satisfies the intent of the City's land use vision as defined in Goal I, (Future Land Use Element) of the Comprehensive Plan which requires that the City "Encourage redevelopment in order to enhance the economic base of the City, improve the aesthetic quality of the built environment and provide a range of housing and employment opportunities to accommodate, serve and employ the projected population, while protecting established single family neighborhoods.

9. The design of the use creates a form and function which enhances the community character of the immediate vicinity of the parcel proposed for development; and

The proposed design not only has architecturally appealing motifs but is also environmentally sustainable. In fact, Policy 3B.4.3 of the Comprehensive Plan indicates that that " In the redevelopment process the City shall require developers of both market rate and affordable/workforce housing to utilize principles of sustainable design by implementing environmentally friendly and green building design standards as further defined in the LDR. Furthermore, Section 5-805 of the City's LDR requires that all new construction shall incorporate LEED standards or the City's alternative green standards as part of its new development in order to support the City's environmental initiatives. In lieu of LEED certification the applicant proposes to construct a sustainable LEED certified building under the U.S. Green Building Council (USGBC) certification and incorporate energy efficient elements as part of the future design and landscaping.

10. Flexibility in regard to development standards is justified by the benefits to community character and the immediate vicinity of the parcel proposed for development.

The site has been underutilized and left vacant for many years. The applicant has expressed a desire for bonus units in order to create a successful multifamily development that maximizes the use of the site and is also financially feasible. Staff believes the flexibility in standards is necessary for the successful development of the site.

CONCLUSION

Based on our analysis, staff is of the opinion that the proposed conditional use application is consistent with the requirements of Section 3-405 of the City's Land Development regulations and is compatible with the future land use goals objectives and policies identified in the City's adopted Comprehensive Plan. Therefore the Community Planning and Development Department requests approval of the attached resolution (with conditions), approving a transfer of nine (9) bonus units from the secondary pool of 973 floating residential units. Said transfer being subject to the applicant designing a product that achieves the USGBC certification or equivalent along with the following conditions:

1. That the Applicant submits final precise plans and applicable landscape plans to the City's Community Planning & Development Department, Development Review Committee (DRC) for review and approval prior to obtaining building permits.
2. That the Applicant shall file a unity of title with the Community Planning & Development Department to unify the three (3) lots into one consolidated parcel.
3. That the Applicant shall provide registration receipt from the U.S. Green Building Council Coalition ("USGBC") showing intent to achieve LEED certified (or equivalent) designation prior to City Council consideration.
4. That the Applicant shall provide a copy of appropriate certification from the USGBC to validate the proposed "green" elements of the development prior to obtaining final Certificate of Occupancy.
5. Comply with all other State of Florida, Miami-Dade County and City regulations applicable to zoning, parking, landscaping, permitting, school concurrency and utility requirements.
6. Density bonuses - Pursuant to Section 4-204 of the LDRs, the Applicant shall be granted additional bonus density through conditional use based on the project incorporating all the following elements:

MANDATORY ELEMENTS	DENSITY BONUS EARNED
Green & Sustainable:	
Designed to meet LEED certified – or USGBC equivalent of LEED certified.	7.5 du/acre
Transit Oriented Development: 4 of 7 selected	
Sheltered bus stop within ¼ mile of proposed development in accordance with section 5-803: on west side of NE 6 Avenue existing bus stop.	
Internal bike and pedestrian circulation system	
Provision of bike racks	
Provision of showers for bicyclists	
Total for 4 of 7	5 du/acre
Total Overall Bonus units Earned	12.5 du/acre

7. A building permit shall be filed within one (1) year of the date of the Conditional Use Permit approval (i.e., by October 28, 2015) or the Conditional Use Permit shall be null and void.
8. The Conditional Use Permit shall expire on October 28, 2015. Upon request by the applicant an extension of time may be granted by the Manager of the Community Planning and Development for a period not to exceed six (6) months (i.e., April 28, 2016) and only within the original period of validity.
9. Coordinate School Concurrency review with Miami-Dade Public Schools prior to obtaining building permits.

TWS/ bp

Attachments:

1. Proposed Resolution and Exhibit A -Conditional Use Permit

2. Survey and Legal Description
3. Property Appraiser Maps
4. Letter of Intent and Project Narrative
5. Site Plans and Elevations

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, APPROVING THE CONDITIONAL USE PERMIT, IN SUBSTANTIALLY THE ATTACHED FORM, TRANSFERRING NINE (9) BONUS UNITS FROM THE NEIGHBORHOOD REDEVELOPMENT OVERLAY (NRO) DISTRICT SECONDARY POOL OF ONE THOUSAND (1000) FLOATING RESIDENTIAL UNITS FOR THE VACANT PROPERTY GENERALLY SITUATED AT THE SOUTHWEST CORNER OF NORTHEAST 6TH AVENUE AND NORTHEAST 123RD STREET WITH MIAMI-DADE COUNTY FOLIO NUMBERS 06-2230-031-0030, 06-2230-031-0020 AND 06-2230-031-0010, IN ACCORDANCE WITH ARTICLE 4, SECTION 4-204 OF THE CITY OF NORTH MIAMI CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, on December 11, 2007, the Mayor and City Council of the City of North Miami ("City"), adopted the City's Comprehensive Plan ("Comprehensive Plan"), consistent with the requirements of Chapter 163, Florida Statutes; and

WHEREAS, Policy 1.12.1 of the Comprehensive Plan established a pool of five thousand (5,000) floating residential units for development, as follows: two thousand two hundred (2,200) floating residential units for use within the Neighborhood Redevelopment Overlay ("NRO") District; one thousand eight hundred (1,800) floating residential units for the Central City District; and a secondary pool of one thousand (1,000) floating residential units for development outside the NRO District ("Secondary Pool"); and

WHEREAS, Section 4-204 of the City Land Development Regulations ("LDRs"), provides that requests for residential density bonuses may be granted through a Conditional Use Permit, approved by the Mayor and City Council in accordance with Section 3-401 and Section 4-405 of the LDRs; and

WHEREAS, West Bank Investment, LLC ("Applicant"), is the property owner of three (3) contiguous lots, totaling .68 acres (or 29,725 sq. ft.) in size and located on the southwest corner of Northeast 6th Avenue and Northeast 123rd Street, with Miami-Dade County Folio Numbers: 06-2230-031-0030, 06-2230-031-0020, and 06-2230-031-0010 ("Subject Property");

and

WHEREAS, the Subject Property is located outside the NRO District and has a medium density residential land use designation with an R-5 Zoning District classification, which permits a maximum building height of seventy five feet (75') and a density of 16.3 residential units per acre; and

WHEREAS, the R-5 Zoning District allows for eleven (11) residential units as of right, for development on the Subject Property; and

WHEREAS, the Applicant filed a Conditional Use Permit application with the City Community Planning & Development Department, requesting that the City allocate nine (9) additional bonus residential units from the existing Secondary Pool of available units in order to construct a total of twenty (20) market rate multifamily units on the Subject Property; and

WHEREAS, previous allocations of residential units have reduced the Secondary Pool from one thousand (1000) to an existing total of nine hundred seventy three (973) residential units; and

WHEREAS, the approval and transfer of nine (9) residential units from the Secondary Pool will reduce the pool of unassigned residential units from nine hundred seventy three (973) to nine hundred sixty four (964) residential units; and

WHEREAS, the City administration reviewed the proposed request and found that it is consistent with Policy 1.12.1 of the Comprehensive Plan and satisfies the requirements of Section 4-405 of the LDRs; and

WHEREAS, the Planning Commission, after a duly noticed public hearing held on October 7, 2014, reviewed the proposed request and found it in harmony with the goals, objectives and policies of the Comprehensive Plan, and recommended approval of the Conditional Use Permit to the Vice Mayor as Acting Mayor and City Council; and

WHEREAS, the Mayor and City Council have determined that the proposed request is in the best interest of the City and does not adversely affect the health, safety, and welfare of residents and thereby, approve the Conditional Use Permit allocating the requested number of units from the Secondary Pool.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Approval of Conditional Use Permit. The Mayor and City Council of the City of North Miami, Florida, hereby approve the Conditional Use Permit, in substantially the attached form, transferring nine (9) bonus units from the Neighborhood Redevelopment Overlay (NRO) District Secondary Pool of one thousand (1000) floating residential units for the vacant property generally situated at the Southwest corner of Northeast 6th Avenue and Northeast 123rd Street with Miami-Dade County Folio Numbers 06-2230-031-0030, 06-2230-031-0020 and 06-2230-031-0010, in accordance with Article 4, Section 4-204 of the City of North Miami Code of Ordinances, Land Development Regulations.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Vice Mayor as Acting Mayor and City Council of the City of North Miami, Florida, this ____ day of November, 2014.

DR. SMITH JOSEPH
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Dr. Smith Joseph	_____	(Yes)	_____	(No)
Vice Mayor Philippe Bien-Aime	_____	(Yes)	_____	(No)
Councilperson Scott Galvin	_____	(Yes)	_____	(No)
Councilperson Carol Keys, Esq.	_____	(Yes)	_____	(No)
Councilperson Marie Erlande Steril	_____	(Yes)	_____	(No)

EXHIBIT A

CONDITIONAL USE PERMIT FOR WEST BANK INVESTMENT, LLC

WHEREAS, West Bank Investment, LLC ("Applicant"), owns 0.68 acres of real property identified with folio numbers 06-2230-031-0030, 06-2230-031-0020 and 06-2230-031-0010 and depicted in the attached survey drawing of Property ("Subject Property"); and

WHEREAS, the Subject Property is zoned R-5 which allows for eleven (11) residential units as of right; and

WHEREAS, in accordance with Section 4-204 of the City of North Miami ("City") Land Development Regulations ("LDRs"), governing density bonus requests in areas outside the Neighborhood Redevelopment Overlay ("NRO") District, the Applicant requests that in addition to the eleven (11) permitted as of right units, the City grant a Conditional Use Permit approving the allocation of nine (9) bonus units, from the established primary pool of secondary floating residential units to create a twenty (20) unit condominium apartment building on the Subject Property, with a maximum height of seventy five (75) feet; and

WHEREAS, City administration has reviewed the proposed application and finds that it complies with the requirements of Section 4-204 of the LDRs; and

WHEREAS, on October 7, 2014, the Planning Commission, at a duly noticed quasi-judicial proceeding, voted in favor of the application and recommended that the City Council grant this Conditional Use Permit to transfer nine (9) bonus units from outside NRO secondary residential pool of existing nine hundred seventy three (973) residential units, leaving an existing total of nine hundred sixty four (964) residential units in the secondary residential pool; and

WHEREAS, on October 28, 2014, the City Council reviewed the request and determined that it is consistent with the intent of the City's Comprehensive Plan, allows for redevelopment of a currently vacant site and will further advance the public health, safety and welfare of the City.

WHEREAS, on October 28, 2014, the Vice Mayor as Acting Mayor and City Council find the application is in the best interest of the City and will not adversely affect the health, safety, and welfare of residents; and thereby, accept the recommendation of the Planning Commission to approve the requested Conditional Use Permit for West Bank Investment, LLC.

NOW, THEREFORE, the Vice Mayor as Acting Mayor and City Council hereby approve this Conditional Use Permit, along with the following findings and conditions:

1. That the Applicant submits final precise plans and applicable landscape plans to the City's Community Planning & Development Department, Development Review Committee (DRC) for review and approval prior to obtaining building permits.
2. That the Applicant shall file a unity of title with the Community Planning & Development Department to unify the three (3) lots into one consolidated parcel.
3. That the Applicant shall provide registration receipt from the U.S. Green Building Council Coalition ("USGBC") showing intent to achieve LEED certified (or equivalent) designation prior to City Council consideration.
4. That the Applicant shall provide a copy of appropriate certification from the USGBC to validate the proposed "green" elements of the development prior to obtaining final Certificate of Occupancy.
5. Comply with all other State of Florida, Miami-Dade County and City regulations applicable to zoning, parking, landscaping, permitting, school concurrency and utility requirements.
6. Density bonuses - Pursuant to Section 4-204 of the LDRs, the Applicant shall be granted additional bonus density through conditional use based on the project incorporating all the following elements:

MANDATORY ELEMENTS	DENSITY BONUS EARNED
Green & Sustainable:	
Designed to meet LEED Silver – or FGBC equivalent of LEED silver.	7.5 du/acre
Transit Oriented Development: 4 of 7 selected Sheltered bus stop within ¼ mile of proposed development in accordance with section 5-803: on west side of NE 6 Avenue existing bus stop.	
Internal bike and pedestrian circulation system	
Provision of bike racks	
Provision of showers for bicyclists	
Total for 4 of 7	5 du/acre
Total Overall Bonus units Earned	12.5 du/acre

Note: Maximum <u>density bonus</u> allowed outside NRO is 25 Du/acre.	

7. A building permit shall be filed within one (1) year of the date of the Conditional Use Permit approval (i.e., by October 28, 2015) or the Conditional Use Permit shall be null and void.
8. The Conditional Use Permit shall expire on October 28, 2015. An extension of time may be granted by the Manager of the Community Planning and Development for a period not to exceed six (6) months (i.e., April 28, 2016) and only within the original period of validity.
9. Coordinate School Concurrency review with Miami-Dade Public Schools prior to obtaining building permits.



PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
CERTIFICATE NO.: LB6857

SURVEY ADDRESS:

12280 AND 12290 N.E. 6TH AVENUE
540 N.E. 123RD STREET
NORTH MIAMI, FLORIDA 33161

CERTIFY TO:

1. WEST BANK INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY
2. OLD FLORIDA TITLE COMPANY
3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X-SHADED
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NO.: 120655-0143-L
DATE OF FIRM INDEX: 09/11/09

REFERENCE BENCHMARK: MIAMI-DADE
COUNTY ENGINEERING B.M. "N-390"
ELEVATION = 8.91'

POTENTIAL ENCROACHMENTS:

1. CONCRETE SIDEWALK CROSSES OVER THE NORTHEASTERLY PROPERTY LINE.
2. ASPHALT DRIVEWAY CROSSES OVER THE SOUTHEASTERLY PORTION OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

THE EAST 140 FEET OF LOTS 1 AND 2, BLOCK 8, OF "GRIFFING BISCAYNE PARK ESTATES BLOCKS NO. 8, 9, 10 & 11", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, OF "GRIFFING BISCAYNE PARK ESTATES BLOCKS NO. 8, 9, 10 & 11", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 140 FEET THEREOF.

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.I.	= POINT OF INTERSECTION
A.E.	= ANCHOR EASEMENT	E.M.	= ELECTRIC METER	P.R.C.	= POINT OF REVERSE CURVE
ASPH.	= ASPHALT	F.P. & L.	= FLORIDA POWER & LIGHT	P.O.B.	= POINT OF BEGINNING
B.M.	= BENCHMARK	L.B.	= LICENSED BUSINESS	P.O.C.	= POINT OF COMMENCEMENT
B.C.R.	= BROWARD COUNTY RECORDS	L.P.	= LIGHT POLE	P.P.	= POWER POLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	M.H.	= MANHOLE	R	= RADIUS
CHATT.	= CHATTAHOOCHEE	(M)	= MEASURED	RES.	= RESIDENCE
CONC.	= CONCRETE	MAINT.	= MAINTENANCE	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NO.	= NUMBER	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	Δ	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	±	= CENTERLINE
M.D.C.R.	= MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	±	= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

ADD REMAINDER OF LOTS AND ELEV.S (14-1468)	09/18/14	J.P.
REVISIONS	DATE	CHK'D BY

SKETCH NO.: 14-0503

DATE OF SURVEY: 04/18/14

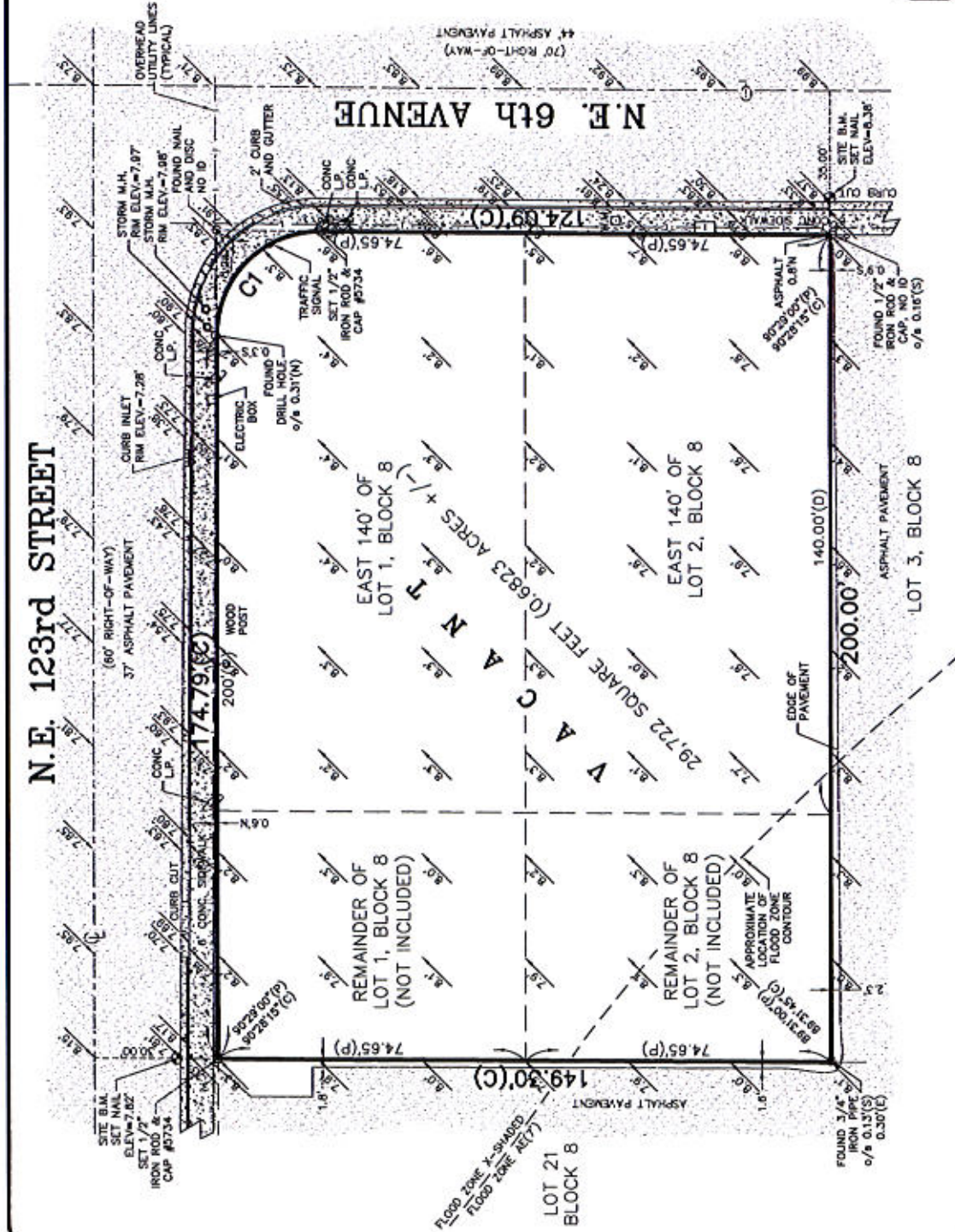
CHECKED BY: J.P.

FIELD BOOK/PAGE: 469/66

SIDE 1 OF 2

N.E. 123rd STREET

CURVE C1:
RADIUS=25.00'
DELTA=90°28'15"(C)
ARC=39.48'(C)



SCALE: 1" = 30'
DRAWN BY: Q.D.I.
SKETCH NO.: 14-0503
SIDE 2 OF 2



Address Owner Name Folio

SEARCH:

06-2230-031-0030



PROPERTY INFORMATION

Folio: 06-2230-031-0030

Sub-Division:
BISCAYNE PARK ESTS

Property Address
12280 NE 6 AVE
North Miami , FL 33161-5508

Owner
WEST BANK INVESTMENT LLC

Mailing Address
16450 MIAMI DR #505
NORTH MIAMI BEACH , FL 33162

Primary Zone
3700 MULTI-FAMILY - 10-21 U/A

Primary Land Use
0081 VACANT RESIDENTIAL : VACANT LAND

Beds / Baths / Half 0 / 0 / 0

Floors 0

Living Units 0

Actual Area 0

Living Area	0
Adjusted Area	0
Lot Size	10,451 Sq.Ft
Year Built	0



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ASSESSMENT INFORMATION

Year	2014	2013	2012
Land Value	\$41,804	\$27,173	\$25,751
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$41,804	\$27,173	\$25,751
Assessed Value	\$29,890	\$27,173	\$25,751

TAXABLE VALUE INFORMATION

	2014	2013	2012
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$29,890	\$27,173	\$25,751
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$41,804	\$27,173	\$25,751
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$29,890	\$27,173	\$25,751
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$29,890	\$27,173	\$25,751

BENEFITS INFORMATION

Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$11,914		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

BISCAYNE PARK ESTS BLKS 8 9 10 11

PB 5-107

E140FT OF LOT 2 BLK 8

LOT SIZE 10451 SQUARE FEET

COC 23921-3234 11 2005 3

CD OR 23942 1783 11 2005 5

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
05/15/2014	\$340,000	29157-4748	Financial inst or "In Lieu of Foreclosure" stated	AMSK LLC
07/06/2011	\$100	27759-4392	Corrective, tax or QCD; min consideration	SAIEH INVEST INC
11/01/2005	\$0	23921-3234	Qual by exam of deed	
01/01/2005	\$0	23022-3110	Qual by exam of deed	
11/01/2004	\$0	22815-3601	Qual by exam of deed	
03/01/1981	\$130,000	11069-0708	Qual by verifiable & documented evidence	
01/01/1981	\$114,000	10999-1876	Qual by verifiable & documented evidence	

For more information about the Department of Revenue's Sales Qualification Codes.

2014 2013 2012

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-5	3700 - MULTI-FAMILY - 10-21 U/A	Square Ft.	10,451.00	\$41,804

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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EXTRA FEATURES

Description	Year Built	Units	Calc Value
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ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	NONE
Community Redevelopment Area:	NORTH MIAMI
Empowerment Zone:	NONE
Enterprise Zone:	CENTRAL
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code:	R-5 -
Zoning Land Use:	804 - VACANT, NON-PROTECTED, PRIVATELY-OWNED.

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
Childrens Trust
City of North Miami
Environmental Considerations
Florida Department Of Revenue
Florida Inland Navigation District
Miami-Dade County Bulletin Board
Non-Ad Valorem Assessments
School Board
South Florida Water Mgmt District
Tax Collector

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For inquiries and suggestions email us at <http://www.miamidade.gov/pa/email/ASP/formNew.asp>.

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Address Owner Name Folio

SEARCH:

06-2230-031-0020



PROPERTY INFORMATION

Folio: 06-2230-031-0020

Sub-Division:
BISCAYNE PARK ESTS

Property Address
12290 NE 6 AVE
North Miami , FL 33161-5508

Owner
WEST BANK INVESTMENT LLC

Mailing Address
16450 MIAMI DR #505
NORTH MIAMI BEACH , FL 33162

Primary Zone
3700 MULTI-FAMILY - 10-21 U/A

Primary Land Use
0081 VACANT RESIDENTIAL : VACANT LAND

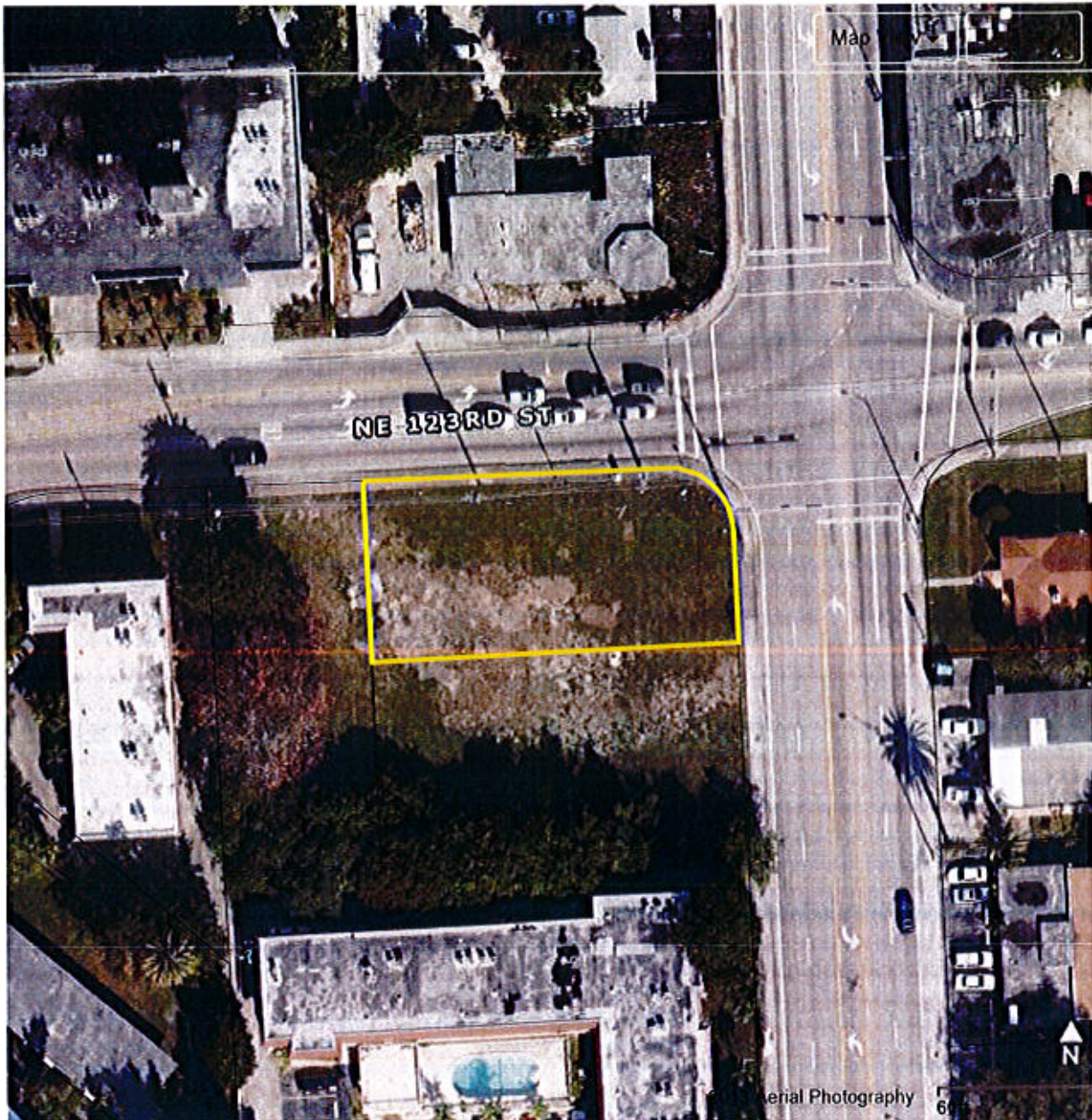
Beds / Baths / Half 0 / 0 / 0

Floors 0

Living Units 0

Actual Area 0

Living Area	0
Adjusted Area	0
Lot Size	10,317 Sq.Ft
Year Built	0

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Year	2014	2013	2012
Land Value	\$41,268	\$26,824	\$25,421
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$41,268	\$26,824	\$25,421
Assessed Value	\$29,506	\$26,824	\$25,421

TAXABLE VALUE INFORMATION

	2014	2013	2012
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$29,506	\$26,824	\$25,421
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$41,268	\$26,824	\$25,421
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$29,506	\$26,824	\$25,421
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$29,506	\$26,824	\$25,421

BENEFITS INFORMATION

Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$11,762		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

FULL LEGAL DESCRIPTION

BISCAYNE PARK ESTS BLKS 8 9 10 11

PB 5-107

E140FT OF LOT 1 BLK 8

LOT SIZE 10317 SQUARE FEET

OR 20548-1403 07 2002 1

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1
05/15/2014	\$340,000	29157-4748	Financial inst or "In Lieu of Foreclosure" stated	AMSK LLC
07/06/2011	\$100	27759-4392	Corrective, tax or QCD; min consideration	SAIEH INVESTMENTS INC
07/01/2002	\$52,000	20548-1403	2008 and prior year sales; Qual by exam of deed	
09/01/1996	\$50,000	17383-1374	2008 and prior year sales; Qual by exam of deed	
06/01/1988	\$0	00000-00000	Qual by exam of deed	
03/01/1981	\$130,000	11069-0708	Qual by verifiable & documented evidence	
01/01/1981	\$114,000	10999-1876	Qual by verifiable & documented evidence	

For more information about the Department of Revenue's Sales Qualification Codes.

2014 2013 2012

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-5	3700 - MULTI-FAMILY - 10-21 U/A	Square Ft.	10,317.00	\$41,268

BUILDING INFORMATION

Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
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EXTRA FEATURES

Description	Year Built	Units	Calc Value
-------------	------------	-------	------------

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District:	NONE
Community Redevelopment Area:	NORTH MIAMI
Empowerment Zone:	NONE
Enterprise Zone:	CENTRAL
Urban Development:	INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code:	R-5 -
Zoning Land Use:	804 - VACANT, NON-PROTECTED, PRIVATELY-OWNED.

Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
Childrens Trust
City of North Miami
Environmental Considerations
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Miami-Dade County Bulletin Board
Non-Ad Valorem Assessments
School Board
South Florida Water Mgmt District
Tax Collector

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Disability Exemptions

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/1/2014

Property Information	
Folio:	06-2230-031-0010
Property Address:	540 NE 123 ST
Owner	WEST BANK INVESTMENT LLC
Mailing Address	16450 MIAMI DR #505 NORTH MIAMI BEACH, FL 33162
Primary Zone	3700 MULTI-FAMILY - 10-21 U/A
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	8.957 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$35,828	\$23,288	\$22,070
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$35,828	\$23,288	\$22,070
Assessed Value	\$35,828	\$23,288	\$22,070

Benefits Information				
Benefit	Type	2014	2013	2012
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$35,828	\$23,288	\$22,070
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$35,828	\$23,288	\$22,070
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$35,828	\$23,288	\$22,070
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$35,828	\$23,288	\$22,070

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/1/2014

Property Information

Folio: 06-2230-031-0010

Property Address: 540 NE 123 ST

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-5	3700	Square Ft.	8,957.00	\$35,828

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/1/2014

Property Information

Folio: 06-2230-031-0010

Property Address: 540 NE 123 ST

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-5	3700	Square Ft.	8,957.00	\$35,828

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/1/2014

Property Information

Folio: 06-2230-031-0010

Property Address: 540 NE 123 ST

Roll Year 2012 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	R-5	3700	Square Ft.	8.957.00	\$35.828

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/1/2014

Property Information

Folio: 06-2230-031-0010

Property Address: 540 NE 123 ST

Full Legal Description

BISCAYNE PARK ESTS BLKS 8 9 10 11

PB 5-107

W60FT OF LOTS 1 & 2 BLK 8

LOT SIZE 8957 SQUARE FEET

OR 11069-708 0381 2

COC 23548-1392 07 2005 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
07/30/2014	\$160,000	29250-4005	Qual by exam of deed
06/14/2013	\$19,500	28686-3690	Qual by exam of deed
07/01/2005	\$0	23548-1392	Qual by exam of deed
11/01/2004	\$0	22815-3601	Qual by exam of deed
03/01/1981	\$130,000	11069-0708	Qual by verifiable & documented evidence
01/01/1981	\$114,000	10999-1876	Qual by verifiable & documented evidence

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Version:

West Bank Investment LLC
1550 NE 123 Street, Suite N209
North Miami, FL 33161

September 11, 2014

RE: Folio Numbers: 06-2230-031-0030, 06-2230-031-0020, 06-2230-031-0010/Letter of Intent

To: City of North Miami,

I, Yu Zhang , as authorized agent on behalf of the owner(s), am proposing to construct a 20-unit condominium apartment building located at 12280 NE 6 Ave, the business.

We are currently seeking approval under the existing zoning R5. We affirmatively request the approval of LEED Design bonus 7.5du/a, and approval of the Transient Oriented Development of 5 du/a.

Our current design meets all other design codes per Florida Statutes and the City of North Miami Charters.

Should you require any further clarifications, please do not hesitate to contact our design architect, Mr. Douglas Walker of Tseng Consulting Group Inc. at 305-945-4474.

Sincerely,



Yu Zhang
Authorized Agent

PROJECT NARRATIVE

A. Name of Condominium

Golden Hill Condominium

B. General Description

The project will be located at 12280 NE 6TH Ave, 12290 NE 6TH Ave, and 540 NE 123rd St, North Miami, Florida and will consist of four stories, twenty condominium units designed for single family occupancy, together with thirty three surface parking spaces. The condominium will contain associated common elements, including landscaping, pool, elevator and stairs. Both the elevator and the stairs will provide access to each floor, and one stair will access the roof. The condominium and the entrance will be facing the NE 123rd St. All the units will be market rate, and the primary target market of condominium buyers will consist of moderate-income householders from Miami-Dade County.

C. Residential Density Bonus

The project will apply for green building and sustainability (LEED design) and transit oriented development (TOD) density bonus. The condominium will achieve LEED certified, which offers the bonus of 7.5 du/a. The project will meet the requirements for TOD bonus and provide a bus shelter on the site on the NE 6th Ave, which provides the TOD bonus of 5 du/a. The proposed density 28.8 du/a is the sum of the medium density and the density bonus. Based on the area of .68 ac, the condominium will consist of twenty condominium units.

D. Types of Units

The condominium will contain twelve two bedroom/ two bathroom units and eight three bedroom/two bathroom units. The size of the two bedroom/ two bathroom unit will be 885 square feet, and the three bedroom/two bathroom unit will be 1125 square feet.